

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

SPECIAL MEETING OF

NOVEMBER 17, 2004

7:00 p.m.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

B. ROLL CALL

C. ITEMS TO BE DELETED OR ADDED

D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER) - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

E. AGENDA

CONTINUED ITEM

1. GENERAL PLAN AMENDMENT (GPA) NO. 04-03, ZONE CHANGE (ZC) NO. 04-03, TENTATIVE TRACT MAP (TTM) NO. 16811, PRECISE PLAN OF DESIGN (PPD) NO. 04-04, AND DEVELOPMENT AGREEMENT (PUBLIC HEARING, LIMITED TO 1 HOUR) – A proposal to change the General Plan Land Use Plan and Zoning Maps from Professional Office and Administrative Professional to Mixed-Use and Planned Community to Accommodate a 30-lot subdivision on approximately 3.0 acres of land located at the southwest corner of Orange Avenue and New Jersey Street. The project includes requests for approval of the proposed housing designs and a Development Agreement to address the City's affordable housing requirements.

STAFF RECOMMENDATION

1. Adopt the Mitigated Negative Declaration;
2. Approve and adopt General Plan Amendment No. 04-03 and Zone Change No. 04-03, based on the Findings;
3. Approve the Development Agreement; and,
4. Approve Tentative Tract Map No. 16811 and Precise Plan of Design No. 04-04 based on the Findings, and subject to the Conditions of Approval.

NEW ITEM

- 2. APPEAL OF SINGLE-FAMILY RESIDENCE (SFR) NO. 04-05 (PUBLIC HEARING, LIMITED TO .5 HOUR)** – An appeal of the Director's approval of a request to construct a 2,914 square-foot single-family residence on an existing vacant lot. The project is located on a lot west of 24527 Lawton Avenue.

STAFF RECOMMENDATION

The recommendation is that the Planning Commission the following action to the City Council:

- **Deny the Appeal and Uphold Staff's Approval of SFR No. 04-05 subject to the Conditions of Approval.**
- 3. PRECISE PLAN OF DESIGN (PPD) NO. 04-10 AND VARIANCE (VAR) NO. 04-04 (PUBLIC HEARING, LIMITED TO 1.5 HOURS)** – A request to construct 70 single-family homes and landscape over five acres of parks and open space. A variance for the tract perimeter wall to exceed six feet in height is also requested due to the topography of the site. The 15-acre project site is located south of Mission Road, west of and including the Edison easement and west of California Street.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- 1. Approve the Precise Plan of Design No. 04-10 based on the Findings and subject to the attached Conditions of Approval; and,**
- 2. Approve the Variance No. 04-04 based on the findings.**

F. APPROVAL OF MINUTES – No minutes available for approval.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- I. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.